

# **APPENDIX**

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# **I. Comments from Community Visioning Workshops: Fall 2012**

The following comments were compiled from a series of public visioning workshops held in October and November 2012. Participants were asked to provide comments regarding Treasures, Challenges and Visions for Cottonwood. The comments were then organized under a number of categories. Similar comments are grouped together as much as possible. Comments range from short phrases to longer statements. The comments are presented as a snapshot of

## **Community and Quality of Life - Treasures**

*Quality of Life.*

*"Safe" place.*

*Safety of small town. Small town setting. Small town events.*

*I like the community.*

*Home town feel.*

*Small town environment - not rigid with enforcement and requirements.*

*Retire in a small quality community in beautiful area.*

*Small town friendly atmosphere. Small town character.*

*Small friendly community. Small town community. Small quality community. Small town quality of life.*

*Small town feel (Community). Small Community. Small town atmosphere*

*Area/people.*

*People. Friendly people. Friendly citizens. Friendliness.*

*Personable people. Community. Opportunities.*

*Friendly/kind officials and neighbors.*

*Social and cultural diversity. Quality of life - Community Values.*

*Re-do structure of community garden.*

*Rural feel w/ Metro Services.*

*Low crime.*

*Inexpensive/Free community events.*

*All the City does to get community involved.*

## **Community and Quality of Life - Challenges**

*Connecting diverse and segmented populations.*

*Lack of cohesive community.*

*Community Involvement.*

*Community not outside directed development.*

*Overbearing laws. Possible over regulation. Individual needs deemed unimportant.*

*Infringements upon personal use & enjoyment of private property.*

*Agricultural markets and gardening.*

*Arts and entertainment as a critical factor for economic and cultural growth.*

*Improve river access.*

*Preservation of quality of life.*

## **Community and Quality of Life - Visions**

*More events.*

*Diverse, well-connected and supportive community*

*Maintain small town feel. Continued small town feel. Smart growth - stop sprawl*

*A place where the rural lifestyle is encouraged. A small, easy to live in, city.*

*A town without "chain" development*

## **Transportation and Connectivity -Treasures**

*Base of Transportation.*

*Population - Low Traffic.*

## **Transportation and Connectivity - Challenges**

*Traffic congestion. Increasing traffic. Traffic. Traffic Congestion.*

*More bike lanes*

*Transportation*

*Adequate public transportation. Public transportation.*

*Scarce sidewalks and bike paths that are appealing*

*"City" traffic feel - everyday at noon and 5pm.*

*Better streets*

## **Transportation and Connectivity - Visions**

*A bike friendly town. A planned and map ready bike "scenic" route around town.*

*A navigable community through bike paths, sidewalks and public transportation*

*Continued mass transportation*

*Roadways that encourage bikes and scooters.*

*A separate bike trail to Sedona & Camp Verde*

*Lots of Bike Friendly Roads.*

*Pedestrian and bicycle friendly community.*

*More bike friendly lanes on the roads.*

*Focus on walkable/livable community.*

*Connected walking/biking trails.*

*Connected public trails linking Cottonwood to Sedona to Camp Verde.*

*Urban trail system.*

*Improve streets and road system.*

*Increased arterial road structure.*

## **Education and Economy - Treasures**

*Walmart.*

*Economy.*

*Moved here for job.*

*Primed for growth.*

*Attractive shopping centers.*

## **Education and Economy - Challenges**

*Financial Resilience*

*Good, high paying jobs, Good jobs*

*Provide high quality job opportunities - more than retail and real estate*

*Growth, Economic growth, Business growth*

*Economic development while keeping small town feel*

*Retaining position as retail center*

*We need key industry base*

*Attracting knowledge based jobs*

*Develop and grow tourist attractions*

*New people do not identify Cottonwood as home*

*High poverty / lack of employment opportunity*

*Maintain economic viability without losing natural assets and small town charm*

*Vibrant economy without increasing water use*

*Education, Quality education*

*Support local community college. Increase higher education profile and campuses.*

Better early childhood education and care  
Continue to grow- job creation - encourage more residential/commercial growth to increase sales tax revenues to provide services to our citizens  
Be creative about generating economic opportunities. The "grow or die" paradigm, reliant on new construction, has proven to not work and negatively affects current residents!  
Develop "cultural heritage" tourism.  
Diversify from real estate and retail.  
More high quality career-type opportunities, not just low-paying retail. Diversify from real estate  
Lacks good shopping malls. Lack of retail/commercial. Lack of industry/low wages.  
More shopping

## **Education and Economy - Visions**

Use quality of life assets to attract high quality employers.  
Small town is key to attracting high quality employers.  
Develop this feature in commer sectors beyond Old Town such as 89 Ext and Main, 260 & 89A, 6th & 89A, etc.  
Target technology training and business to improve the number of jobs with livable income/wages  
Sustainable tourism: Heritage tourism; Wine Trail; Agriculture products; develop more scenic attractions; jail trail.  
Educational opportunities that accommodate high paying jobs  
Develop cultural tourism  
Bring in clean business for more employment opportunities  
More and better paying jobs. Good jobs / Good pay. Economy based on better, not more  
Annexation of state trust lands is important to our future economic viability.  
Industry to help families afford the basics.  
Vibrant public markets.  
Better shopping opportunities (shop local not Prescott)  
Grocery store near 89A and Groseta Ranch Rd.  
Market Cottonwood as a destination.  
Tourist destination.  
Continue being the hub for the Verde Valley.  
Clean industry to keep our best educated here.  
Major shopping center.  
Secondary and Primary education.  
Good schools.

## **Recreation - Treasures**

Climate good year round for recreation. Pleasant weather, Weather, Great Climate, Ambient weather.  
Recreational opportunities. Recreation Center  
Parks/Recreation/Trails/River, Parks and open space. Baseball fields. Hiking.  
Children's sports.  
Dead Horse Ranch State Park and Greenway  
Overall cleanliness of streets, parks, etc.  
Verde River, The river and nature areas in their NATURAL state, Verde River & Other water ways  
Scenic Verde Valley. Nicely manicured parks Proximity to Sedona. Geographic Location.

## **Recreation - Challenges**

Additional recreation amenities -parks/open space  
More recreation programs - Maybe a sprint triathlon

## **Recreation - Visions**

Better river access for walking; Preserve river access.  
A vital and boatable Verde River as the heart and soul of the City and economic engine.  
Expand Riverfront park to the Verde River.  
More public spaces connected by non-motor pathways

*Extensive trail network from the west end of Mingus Ave. Extensive trail system  
Increased access to a swimming pool designed for fitness/lap swim and classes. Current indoor pool is too small.  
Golf cart trail from Pine Shadows into Old Town.  
Family oriented outdoor recreation expanded.  
Multi-generational exercise-based outdoor park to also accommodate the elderly.  
More open space / parks / rec areas. A park near Quail Canyon.*

## **Environment and Water - Treasures**

*Unparalleled access to natural areas, recreation, scenic beauty  
Open space all around.  
Beauty of the environment and natural terrain.  
Clean environment. Clean air. Clean air  
Smoke free environment.*

## **Environment and Water - Challenges**

*Rainwater harvesting.  
Zero net increase in water use into perpetuity. Growth with zero increase in water pumped from watershed  
Adequate water resources for future growth.  
Use matching funds from state to buy 10 mile block of state land to use as watershed for future.  
Maintain flow in Verde River. More river access and maintain river flows. The Verde River protected. Maintain  
its flow. Maintaining the river and natural environment. Sustainable water supply without depleting the Verde  
river. Damage to the Verde River.  
Outgrowing our water resources. Pollution of air and water  
Water. Water quality. Water rights. Improve water quality. Adequate water.  
Loss of nature in its pristine state.*

## **Environment and Water - Visions**

*Conservation / Verde River / Open Space  
Retain the beauty of open space.  
A city that values a safe, clean environment.  
Cottonwood kept "green" with water availability.  
A City where nature has a valued position over development. Embrace and celebrate abundant natural resources.  
Clean environment. Healthy watershed  
Protecting water resources while ensuring quality growth and economy.  
We have more than adequate water resources to meet future growth needs. We need to use our water resources  
as an asset to encourage future growth  
High water quality.*

## **Old Town - Treasures**

*Picture perfect Main Street.  
The quaint "Bohemian" atmosphere.  
Old Town finding its "niche"/becoming mass visited place.  
Old Town is a Treasure and getting better.*

## **Old Town - Visions**

*Old Town being more accessible with more parking.*

## **Planning and Development - Treasures**

*Agricultural advantages.  
Local food.*

## **Planning and Development - Challenges**

*Over development.*

*Towns expanding around the City of Cottonwood*

*Keeping it small - prevent sprawl. Avoid sprawl. Keep development compact and livable.*

*Let Cottonwood be known as the town that chose to remain small.*

*Population density.*

*Need more knowledge about the costs/benefits of growth*

*Infrastructure. Street improvements. Keeping up with current technology.*

*Excessive costs of basic utilities.*

*Affordable housing. Quality affordable housing.*

*Design for people, not cars.*

*Restrain the housing developers.*

*Increase maximum building height to increase the potential for mixed-use.*

*Involve Cottonwood citizens in future annexations.*

*Mixed-use - Everything you need or want should be in walking distance.*

*Continue to include sidewalks when improving roadways.*

*Clean up the yards of rental properties. Neighborhood clean-up more frequently.*

*Commercial buildings and balance with residential. Better defined commercial area with shops/restaurants.*

*More green planting and grass in public areas.*

## **Planning and Development - Visions**

*Use irrigation to grow food instead of grass.*

*Greenhouses like in Wilcox. Agricultural based community. Community Garden - Agricultural bread basket.*

*Locally produced food encouraged.*

*Successful wine growing community.*

*Centralized government services; public access improvement for those who don't drive.*

*New land use category for high density, urban mixed-use. Development boundary: Main, 89A, Willard & Mingus.*

*Keep urban separators between Verde Valley communities to avoid sprawl strip.*

*Cooperate and collaborate with regional partners.*

*More encouragement to landscape and make areas more attractive away from Old Town. Attractive roadways.*

*More trees and keep the sidewalks and streets clean. Trees in parking areas.*

*Sustainability has 3 legs - Economy, environment, & social. Sustainable economy, environment, society.*

*Creation of one community.*

*Adequate planning for growth*

*Ideal community: One that values quality of life over commercialism.*

*City of Cottonwood management needs to be more involved with citizens and listen and respond to concerns.*

*Develop a process for more involvement of city employees.*

*Annexation to increase community cohesiveness.*

*People who are less divided and territorial (i.e. annexations - we in the upper Verde are one community)*

*Improved infrastructure. Bringing technology to the community. Better roads.*

## **Human Services - Treasures**

*Excellent medical facilities.*

*Medical is top notch.*

## **Human Services - Challenges**

*More activities for the youth. Things for the youth to do. Appealing to younger demographic.*

*Activities for juveniles. Child care.*

*Care for elderly and disabled.*

*More awareness and prevention of the financial and physical exploitation of the elderly*

*Disability access to services.*

*Prioritizing spending considering varying needs/desires of community members.*

*Affordable housing. Quality affordable housing. Homeless housing.  
Doctors for new front hip work to come down to us from Flagstaff. Doctors here do the old one.  
Homeless and Drugs*

## **Human Services - Visions**

*New Boys & Girls club (state of the art).  
More youth involvement in the community.  
Making Cottonwood a successful place where our children would like to stay and raise their families.  
Coordinated services for seniors.  
Equal access for all.  
Better housing for the poor and homeless.  
Opportunities for an aging active population*

## **History - Treasures**

*Historical architecture and ruins.  
Historic Old Town buildings and environment.  
Cottonwood commercial historic district.  
Preserving the national register historic designation.  
Civic center.  
Cottonwood historic homes.  
Cultural heritage.  
"Picture Perfect" with integrity to 1925-1935 time period.*

## **History - Challenges**

*Maintain historic integrity and uniqueness of place.  
Historic integrity  
Losing national register listing of Cottonwood Historic District.  
Retain the history of the historical buildings.*

## **History - Visions**

*Return to the historic 1925-35 feel in Old Town and more contemporary in outlying areas.  
A city where the old buildings and past are valued and preserved.  
Historical preservation encouraged in land use and activities.*

## **Safety and Crime/Drug Prevention - Treasures**

*Low Crime.*

## **Safety and Crime/Drug Prevention - Challenges**

*Crime prevention.  
Drug abuse control.  
Homeless and Drugs.*

## **Safety and Crime/Drug Prevention - Visions**

*Relaxed, safe neighborhoods.  
Public safety.  
Speed limit on West Mesquite.  
Drug free.*

## **II. City of Cottonwood Projects and Accomplishments 2003-2013**

- 2012 Excellence in Economic Development Award from Governor Jan Brewer for outstanding innovations and achievements that have helped place Arizona at the forefront of economic development. The City of Cottonwood received the Innovative Economic Development Award for our five year economic development strategy with an emphasis on the Arizona wine industry and Old Town Cottonwood.
- City receives the Distinguished Budget Presentation Award for FY 2011-12 from the Government Finance Officers Association (GFOA).
- Collaborating with Local First Arizona, Old Town Merchants and Cottonwood Chamber of Commerce, City is awarded the Governor's Tourism Award for Creative Collaborative Marketing program to bring tourism to Old Town.
- Cottonwood and the Verde Valley are selected by Lonely Planet as one of the Top 10 U.S. travel destinations for 2013.
- Developed a procurement office.
- Reorganized staff positions and departments for a more economic and organized team.
- Promoted and instructed the "What You Do Matters: Lessons from the Holocaust" training for all law enforcement officers in Yavapai County.
- Provide employees with annual compensation sheet.
- Developed the Business Assistance Center.
- Historic Preservation Commission created.
- Contracted with new Fixed Base Operator for the airport.
- Encouraged participation in the 2010 census.
- Reviewed airport land leases to ensure performance requirements were met.
- Developed a Revolving Loan Fund.
- Developed Focus on Success program.
- Adopted landscaping code encouraging use of low water use products.
- Completed purchases of Spring Creek and Quail Canyon wells and water systems.
- Created the Lynx Route to connect Cottonwood and Sedona.
- Completed Mingus Avenue reconstruction Willard to SR89A including new potable and reclaimed water lines.
- Completed design and construction of Willard Street extension included a new 10" waterline to interconnect the pressure and gravity water systems.
- Organized Arizona 100-Year Anniversary celebrations.
- Organized Cottonwood 50-Year Anniversary of Incorporation celebrations.
- The Multigenerational Recreation Center was finished in February 2010 and opened May 1, 2010.
- Completed renovations of existing (outdoor) pool .
- Obtained Safer Grant: Staffing for Adequate for Fire and Emergency Response, increasing number of fire personnel and adding second engine company to provide services to the community.
- Completed remodel of Aspen Shadow wall to improve safety and flood protection.
- Obtained APS, Uni-Source and Cable-One franchise renewals.
- First in State to adopt ordinance to control sales of epiphedrine, a prime ingredient in the construction of Methamphetamines thereby reducing crimes involving meth by 40%
- Initiated the ban of sales of Spice and Bath Salts in Yavapai County.
- Televised all regular council meetings and *Inside Cottonwood* programs.
- Assumed hosting of Thunder Valley Rally.
- Designed, rehabilitated and relocated Municipal Court to new a new facility.
- Designed, rehabilitated and relocated Community Development and Utilities to a new building.
- Completed design and construction of new police evidence building.



## **City Projects and Accomplishments 2003-2013**

- Old Court Offices Asbestos Abatement, Demolition and Remodel into new City Clerk's office.
- Restoring City Hall.
- Created VVTV video link on COC website.
- Now include all City Council agenda back-up material on website to better educate our citizens..
- Now include information on all city commissions and boards on website to include roles and qualifications to serve along with meeting minutes.
- Created COC Airport webpage.
- Relocated Gardner's recycling from Old Town to a more compatible site.
- Sun Dial Motel improvements initiated with sale to new owner.
- Initiated Electronic Christmas tree and décor at Civic Center.
- Expanded automated holiday lighting to include more city offices and is accompanied by music.
- Resolved Green-Gardner Easement Access.
- Created RFP to bring wine tasting rooms to Old Town.
- Installed wayfinding directional signage to Old Town Cottonwood.
- Developed Verde Valley Wine Consortium.
- Coordinated with Chamber of Commerce to develop the Verde Valley Wine Trail and Painted Barrel programs.
- City Manager awarded the Gabe Zimmerman Award.
- Conducted two Citizen Surveys with high satisfaction registered by citizens.
- Banned wood burning fire places in new developments.
- Collaborated with citizens to construct a dog park.
- Collaborated with citizens to construct a community garden.
- Adopted a Residential Rental Maintenance Code
- Completed Library additions.
- Adopted a new Graffiti Ordinance.
- Revised Noise Ordinance.
- Constructed a new transit facility.
- Developed tourist bus parking in Old Town.
- Changed to Vote-By-Mail.
- Improved/Increased the release of marketing information to the media.
- Developed a bi-annual citizen newsletter "Just the Facts."
- Annexed Quail Canyon development into the City.
- Created storm drain signage.
- Paula Street Rebuild and dedication as Mickelsen Parkway.
- Civic Center ADA Review.
- Old Town Jail Asbestos Abatement and Remodel..
- Police dispatch center HVAC upgrades.
- Library roof leak repair and restroom rehabilitation.
- Library canopy design and bid.
- Library parking lot and drainage reconstruction.
- Library HVAC units replacement.
- Council Chambers structural review, demolition and remodel design and bid.
- Reconstruction of 12th Street, Birch to Mingus Ave. including a new waterline and fire hydrants.
- Constructed a disc golf course and hosted two Professional Disc Golf Association tournaments.
- Secured/verified the ownership of the Old Town Jail.
- Demolished the Bux Building in Old Town and constructed a parking lot at the corner of Pinal and 1st Street.

## City Projects and Accomplishments 2003-2013

- Roof Projects –Recoat Library Flat Roofs
  - Recoat Old Community Development Building’s Roof
  - Recoat City Hall Roof
  - Recoat Public Safety Building Roof
  - Recoat Utilities Flat Roof
  - Replace Public Works Roof
  - Replace Lift Station 4 Roof
  - Replace Airport Electrical Vault Building Roof
  - Replace Utilities Building Shingled Roof
- Mold Abatement Projects
  - Public Works Building
  - Public Safety Building
  - City Hall
  - Fire Department Kitchen
- Formed the Bicycle Advisory committee and were awarded a Bike Friendly Community Bronze award.
- Completed Community Bicycle Plan.
- Assisted in hosting Bike MS event in Cottonwood.
- Bicycle Project on Cove Parkway.
- Participated in Mayor’s Bike to Work Day with Council, Staff and Community Participation.
- Formed Safe Routes to School (SRTS) Committee and received federal grant for SRT.S
- Cottonwood Portal Signs Improvement Project.
- Traffic study at 6th Street and 89A for left turn phase.
- Traffic study on 89A and Camino Real to determine results of No-Left turn device.
- Construction of softball field 4 at Riverfront park.
- Construction of little league ball field complex at Riverfront park.
- Construction of new sidewalk on Main Street in front of Woody’s Gas/Veretto Plaza.
- Replacement of sidewalk on 1<sup>st</sup> street/Pima in Old Town.
- Soccer Field Construction at Riverfront Park.
- Pima Bridge Foundation and slope protection.
- Ocotillo Street drainage improvements.
- 6th Street and Municipal Court drainage improvements.
- Pima/Main Street parking lot reconstruction.
- Council Chambers parking lot reconstruction.
- Finance Department parking lot reconstruction.
- 16th Street Reconstruction.
- Skyline Drive and Skyline Way Reconstruction.
- Transfer station and humane society drive reconstruction.
- Took over the operation of the solid waste transfer station.
- Reclaimed water fill station pavement construction.
- Mickelsen marathon course design.
- Participated in the VVTPO and NACOG transportation committees and planning
- Chip seal streets projects list.
- Electrical reconstruction of all airport lighting.
- Began operating airport fuel tanks.
- Phase 1 and Phase 2 of the Wastewater Collections System Cleaning and Televising Project completed.
- 925 sanitary sewer manholes were inspected including GPS coordinates.

## City Projects and Accomplishments 2003-2013

- Upgraded the obsolete Wastewater Supervisory Control and Data Acquisition (SCADA) system and installed upgraded telemetry units at the five lift stations.
- Created first complete map of wastewater collections system.
- Completed Phase 1 of the Ultra-Violet disinfection lamp and sleeve replacement project.
- Completed Phase 1 of sand filter replacement.
- Installed new reclaimed water line to serve NAIPTA (CAT) Building .
- Diffuser sock replacement for both WWTP aeration basins completed.
- Completed Phase 2 sand filter replacement.
- Completed Phase 2 of the Ultraviolet disinfection lamp and sleeve replacement.
- Purchased and installed two Moyno pumps for sludge feed system.
- Installed new Manual Transfer Switch for Lift Station 4.
- Repaired roof at Lift Station 4 .
- Completed Phase 3 of the Ultraviolet disinfection lamp and sleeve replacement.
- Installation of new alarm dialing software for WWTP and lift station.s
- Installation of Epoxy lining in both clarifiers at WWTP.
- Installation and purchase of new laboratory software for WWTP.
- Replaced RAS/WAS Pinch valves at WWTP.
- Installed new emergency generator at Lift Station 4.
- Installed new 200 amp electrical service at Lift Station 1.
- Installed new Dissolved Oxygen Probes at WWTP.
- New reclaimed water tank installed, repaired and recoated along with Grundfoss Boosterpaq installation to improve reclaimed water pumping capacity and efficiency.
- Headworks building rehabilitation and new influent flow screen and compactor installed.
- System wide arsenic remediation program. Installation complete and ADEQ/EPA compliance achieved and maintained at 20 sites in Cottonwood, Verde Villages, and Verde Santa Fe. 23 concrete pads, 3 chemical injection buildings, 20 treatment trains from 2 to 20 vessels. All associated underground infrastructure, raw water in, treated water out, sewer discharge extensions where applicable, electrical power upgrades where required.
- Fir Street interconnect water main. Improves system reliability by allowing transfer of water between areas of low production high usage and areas of high production, low usage.
- Installed Pine Shadows waterline which included about 7000' of new 12" waterline and numerous fire hydrants along with a new meter and vault.
- Combined water/sewer billing in progress.
- Wellsite 8/9 480,000 gallon reservoir installation complete.
- Mesquite Hills reservoir altitude valve installation which allows for auto filling.
- Clemenceau pressure water system decommission, reservoirs moved to Wastewater Plant for reclaimed water system use.
- Verde Village well 6-1 Decommission (reservoir moving to wellsite 4-2, Jan 2013.)
- Verde Village well 8-1 Decommission (reservoir moving to wellsite 2-1 Jan. 2013.)
- Riverfront WRF two feasibility studies complete and currently in preconstruction design phase.
- Quail Canyon Well conversion to variable frequency drive to allow direct pumping into Verde Village units 6 & 7.
- System wide well site electrical upgrades enhance reliability, reduce energy demand and improve system performance.
- Cactus Well raw water transmission line construction to Well 1 for combined arsenic treatment.
- Underground realignment of piping at Well 5 gravity system and Lower 5 booster station.

## **City Projects and Accomplishments 2003-2013**

- Supervisory Control And Data Acquisition (SCADA) installation at 18 water sites which allows remote monitoring of reservoir levels, flow rates and system pressure. Real time alarm transmission improves response time and situational awareness.
- Security upgrades at all well sites which includes changeable combination locks, improved perimeter fencing, security doors, motion activated lighting and secure chemical storage.
- 6<sup>th</sup> and Mingus waterline extension which increased fire flows on 6<sup>th</sup> Street by 300%.
- 6<sup>th</sup> Street crossing Well 4 to well 7 which allows combined arsenic treatment.
- Hwy 89A and Candy and Hwy 89A and Willard crossings which allowed for conversion of the Clemenceau pressurized water system to gravity feed and allowed VVMC to connect to the city system for both potable and fire flow needs.
- Irrigation line installation to Community Garden with associated piping within the garden.
- Lower 5 booster station electrical upgrades to improve reliability/redundancy.
- Hwy. 89/ Blackhills Dr. 12" waterline realignment as requested by ADOT for Hwy 89A improvement project
- System-wide replacement, repair and/or installation of pressure reducing valves to improve system performance and reduce main line breaks.
- Hwy. 260 at Western waterline crossing provides system redundancy, improves fire flows and allows water transfer between Verde Villages 2, 3 and 4.
- Creation of dedicated utility leak repair van using military surplus vehicle and staff labor.
- Pavement and drainage improvements to Hwy. 260 well site access road.
- Installation of ten pressurized fire hydrants in Verde Villages which previously had no pressurized hydrants.
- Installation of new water main and fire hydrants behind Goodwill store.
- Installation of sand removal filters at Wells 4 & 7.
- Purchase and integration of TRACEDETECT analyzer for arsenic treatment process control which dramatically reduces outside laboratory costs.
- Rehabilitation of all potable water wells which includes more efficient pumps and updated electrical controls to dramatically improve water production capability and reliability.
- Installation of a five pump variable drive booster pump system at the Yuma reservoir site.
- Utility staff assumed operation of the Deadhorse Ranch water and wastewater systems.
- Hwy 260 well was deepened and yield increased to 450 gallons per minute.
- Partnered with MATForce to hold the first dump the drugs day in the Verde Valley as part of Verde River Days.
- Worked with ADOT to secure a Federal grant for installation of sidewalks on both sides of Hwy 89A from Blackhills Drive to Cement Plant Road.
- Water rate study and adoption of new water rate structure.
- Physical separation of City of Cottonwood and Town of Clarkdale water systems.
- Partnered with ADEQ to sponsor a record setting electronics waste collection day.
- Obtained an ADEQ Brownsfield Grant to test the former Gardner recycle yard.
- Developed and adopted a potable water backflow ordinance.
- Designed and constructed a CATS bus transfer station along with assembly and numerous bus shelters.
- Obtained a grant and installed a solar PV system at the airport.
- Obtained a CDBG grant for reconstruction of 10<sup>th</sup> Street from Mingus to Main.
- Sponsored an EPA funded water and wastewater Emergency Preparedness for Senior Officials training seminar.
- Sponsored and EPA funded two day Emergency Response to Domestic Biological Incidents training seminar.

## **City Projects and Accomplishments 2003-2013**

- Completed an update of the Yavapai County Hazard Mitigation Plan.
- Culminated several years of discussion with Yavapai College by formulating an agreement to supply reclaimed water for irrigation at the Verde Valley campus including the current and proposed vineyards. The proposed agreement will be presented to Council on January 8, 2013.
- Updated and increased signage in Old Town to improve access to parking lots.
- Adopted the latest International Building Codes.
- Received a rebate from APS in the amount of \$24,702 for installation of variable frequency drive (VFD) controllers at our water facilities. These controllers also reduce electrical consumption and reduce system leakage by significantly reducing water hammer.
- The city is partnering with local veterans groups and businesses to bring the Vietnam Memorial Traveling Wall to Cottonwood in March of 2013.
- Partnered with the Verde River Citizens Alliance to install a rainwater harvesting collection system demonstration system on the BAC.
- Installed a visually impaired crosswalk notification system at the intersection of Main and Mingus.
- Installed a street light at 14<sup>th</sup> and Cochise subsequent to a request from the Main/Mingus homeowners group.
- Partnered with Upper Verde River Watershed Protection Coalition on the Water Smart conservation cards program.
- Constructed two bike trails connecting 10<sup>th</sup> and 12<sup>th</sup> streets.
- A four way stop intersection was installed at Fir and Monte Tesoro.
- A trail easement was obtained from Argo Investments in the Del Monte wash near Hwy 89A.
- Cottonwood has been a leader in the Verde Front project to bring a trail system to the West Mingus area. Collaborating with Prescott National Forest, Yavapai County and Clarkdale.
- Collaborating with Yavapai County on the Centennial Cliff Rose Trail near State Trust Lands.
- A community orchard irrigated with reclaimed water has been planted on Willard Avenue near the south clear zone.
- Development Services has a Homeland Security trained Terrorism Liaison Officer on staff who is serving a dual role by providing utility system security services along with supervising the city code enforcement effort. The code enforcement hearing officer program has been re-activated and many code complaints are being solved pro-actively by the code enforcement staff working directly with residents to alleviate the violations.
- Bike "sharrows" have been painted on the roadways in numerous locations to increase awareness. This low cost method was a suggestion of the Bicycle Advisory Committee.
- Participated with Boys and Girls Club electrical project.
- Support community's elderly through the Verde Valley Senior Center meals-on-wheels program.
- We took over the management of the airport.
- We resumed the operations of the CAT and Lynx Bus Systems.
- Regional Dispatch Center studies.
- Created Water Vision and Water Management Strategies for the future management of water.
- Co-sponsor for Toys for Tots at the Rec Center.
- Co-sponsor for Verde Valley Birding & Nature Festival using the Rec Center for events.
- Sponsor of Verde River Days.
- Sponsored the Arizona Wine Growers Association Grape Stomp.
- Fir Street resurface.
- Mayor and Council collaborated with Verde Valley Medical Center and Fit Kids Arizona to sponsor the summer Luau to promote fitness and healthy eating for children.
- Participated in the regional Yavapai County Water Advisory Commission with the Mayor serving as Co-chair in 2012.

## **City Projects and Accomplishments 2003-2013**

- Participated in the regional Greater Arizona Mayors' Association with the Mayor serving as Chair for 2012.
- General Administrative Services Manager Rudy Rodriguez served as Chair of the AMRRP – Arizona Municipal Risk Management Pool Board.
- Chief Fanning appointed by the Governor for State Board Arizona Homeland Security Western Regional Advisory Committee.
- Created financial transparency page on the City's Web site.
- City Council Members participated on numerous boards and commissions.
- Completed citizens' survey.
- Added computers to every police vehicle for mobile data computing connectivity.
- Won State's "best dirt" designation for the Cottonwood Equestrian Center.
- Amendments and revisions to the Cottonwood Zoning Ordinance:
  - Major amendments to MH (Manufactured Home) Zone property development standards regarding Manufactured Home Parks and Subdivisions.
  - Created standards to allow A-frame signs, portable signs and walking signs.
  - Replaced C-3 Zone with CR (Commercial Residential) Zone in Old Town permitting various uses by right.
  - Created exception for front porch additions to encroach into front setback area.
  - Established separate Board of Adjustment to hear variances and appeals.
  - Created new standards to allow detached guest house use in residential zones.
  - Amend Parking Requirements adding standards for Shared Parking and Off-site parking.
  - Created Temporary Use Permit and added standards and procedures for various temporary uses.
  - Standards for camping within city limits, including section to allow overnight camping in parking lots with owner's permission.
  - Revised and expanded standards for Design Review and added function to Planning and Zoning Commission.
  - Created new Zoning Clearance review process.
  - Added standards for Group Homes, Halfway Houses, Boarding Houses and Bed & Breakfast Establishments.
  - Major revisions to Landscape Requirements with updated Plant List for Cottonwood.
  - Major amendments to PAD (Planned Area Development) Zoning defining new requirements for Master Development Plan.
  - Added new section for Medical Marijuana Facilities.
  - Added standards to allow backyard chickens and poultry.
  - Added new standards for development on steep slopes and washes.
  - Established Historic Preservation (HP) Overlay Zoning District classification.
  - Added new section for Historic Preservation Ordinance establishing standards and procedures for designation of local historic landmarks and procedures for rehabilitation.

### III. General Plan Definitions

The following definitions are provided for general reference as relates to the Cottonwood General Plan 2025. No legal status is intended or implied. For additional information regarding any of these definitions, it is recommended that other standard sources be reviewed.

**Access Management:** Access management is a set of techniques that State and local governments use to control access to highways, major arterials and other roadways. Access management is primarily used to increase the safety and the capacity of roadways.

- **Controlled Access:** The highest level of access control on a roadway. ARS §28-601 defines a controlled access highway as “a highway, street or roadway to or from which owners of occupants of abutting lands and other persons have no legal right of access except at such points only and in the manner determined by the public authority that has jurisdiction over the highway, street or roadway.” Sometimes referred to as “fully access controlled” and may only include access by way of ramps from graded separated interchanges, typically applied to freeways. These access points are defined by the original design of the roadway.
- **Limited Access:** Some sources for this definition use “limited access” and “controlled access” interchangeably which can cause confusion as to its application. For that reason the next definition will be used to further define the difference.
- **Partial Access:** Preference is given to through traffic to a degree. Access connections, “which may be at-grade or grade-separated, are provided with selected public roads, and private driveways.” Access points are limited in some way to defined locations or to some minimum interval. These access points are typically at grade and can be controlled by a center raised median. Access points are typically permitted by the local government in accordance with an adopted policy or plan for this type of roadway.
- **Full Access:** No defined access plan exists for the roadway with individual properties having single or multiple access points at any point along the roadway.

**Affordable Housing:** A general term meant to address a wide range of housing needs for various segments of the community so as to ensure residents can qualify for home ownership thereby addressing the long-term well-being and stability of the city.

**Alternate Modes Transportation:** Alternatives to single-occupant automobile travel are considered as alternate modes of transportation, including walking, bicycling, public transit, carpooling, and telecommuting.

**Buffering:** Method to separate different types of uses and different levels of intensity of use from each other by means of a strip of land that may include landscaping, berms and/or fencing or walls.

**Capital Improvement Program:** The City's annual program to plan for the long-term needs of the citizens through budgeting for infrastructure, equipment, buddings and other resources necessary for city functions.

**Clustered Development:** Carefully designed residential or mixed use development that occurs on smaller size lots and built closer together allowing other lands in proximity to be preserved as open space, recreational areas or undeveloped areas.

**Codes, Covenants and Restrictions :** CC & R's are private deed restrictions placed on properties and are typically associated with subdivisions. The City has no authority with management of these types of private contracts between property owners.

**Deed Restrictions:** Private regulations that are created and recorded by property' owners for their property so as to specify certain restriction associated with the use and development of that property. The City typically has no involvement or responsibilities with management of these types of private contracts between private property' owners.

**Density:** A ratio of residential units or population to an area of land, typically measured as units per acre.

**Functional Classification:** Roads are classified according to their function and the type of service they provide. The functional classification system serves as both a guideline for planning as well as a means for determining funding. A hierarchy of road types includes arterials, collectors and local roadways.

**Improvements:** All types of construction or development regarding community infrastructure and facilities, including roadways, transportation systems, drainage features, site grading, utility lines, parks and recreation, trails, and other similar features.

**Infill Development:** Development that occurs on vacant sites, whether residential or non-residential, in proximity to existing development and existing infrastructure so as to provide more efficient patterns of development within the City.

**Infrastructure:** Various physical improvements and utility systems that support and define a standard of development associated with developed populations, including roads, flood control projects, water, sewer, power, communications and other similar utility systems.

**Ingress and Egress:** Used to describe access to and from a site or building where ingress refers to entrance and egress refers to exit.

**Intergovernmental Agreement (IGA):** Specific contractual agreements between governmental entities enacted by elected officials to address issues of common concern.

**Master Development Plan:** Required for proposed Planned Area Development (PAD) zoning. A comprehensive approach for planning the development of a specific site or area that considers such development in terms of an integrated program to address physical, economic, social and environmental concerns, as well as associated program management, public input and implementation techniques.

**Minor Land Division:** A part of the Subdivision Regulations that allows land to be split into no more than three parcels where no new roads are included and that allows a more streamlined and less restrictive approach to subdivision.

**Mixed Use:** Developments that include a mix of land uses, such as residential, commercial, cultural and recreational, that are developed, planned and designed in a coordinated and/or complimentary manner.

**Multi-Modal Transportation:** Transportation systems planned to allow more than one mode of travel in an overlapping or redundant condition throughout an area would be considered as meeting the intent of providing multiple modes of transportation so as to address issues of overall system efficiency.

**NACOG:** Northern Arizona Council of Governments - The regional group that assists communities, government agencies and citizens with the coordination of a number of social, environmental and economic programs.

**Open Space:** Undeveloped public or private lands that are designated as such to address resource protection, environmentally sensitive areas, generally less developable areas and otherwise provide a context for surrounding development. Such areas may allow certain limited activities, including passive recreational activities, ranching and agriculture, and certain public facilities, including water treatment facilities and flood control structures but would otherwise not include development of roads or buildings.

**Planned Area Development:** A comprehensive approach to development of a project that typically includes a mix of uses, subdivision of land, open space designation and the creation of specific zoning rules in a way that allows specific design objectives to be addressed in a unique and flexible manner that benefits the developer and the public at large.



**Regional Planning:** Programs in which various governmental jurisdictions and entities come together to plan for common interests, whether as physical or social programs, typically resulting in non-binding policy statements that can then be used by those jurisdictions for integration into their own policies and programs as a basis for implementation.

**Subdivision:** Within incorporated municipalities the division of land into four or more lots or two or more lots if a new road is involved, or division of land within a previously recorded plat, or within projects including areas of undivided common interest.

**Zoning Ordinance:** The principal legal document that defines the allowable uses of land and property within the City by establishing a system of Zoning Districts and an official Zoning Map and further defining such districts by describing minimum required development standards and procedures for development of such property.

# IV. REFERENCES

## I. LAND USE

- **Arizona Revised Statutes**  
A.R.S. § 9-461.05. General plans; authority; scope  
A.R.S. § 9-461.06. Adoption and amendment of general plan; expiration and readoption
- **Yavapai County**, *Verde Valley Regional Land Use Plan*, 2006.
- **Verde Valley Wine Consortium**, *The Economic Contributions of Verde Valley Winemaking*, prepared by Erik Glenn, Yavapai County Cooperative Extension (April 2011)
- **Arizona Hospitality Research & Resource Center**, *The Arizona Wine Tourism Industry*, produced for the W. A. Franke College of Business, Northern Arizona University. June 2011.

## 2. CIRCULATION

- **Arizona Department of Transportation**
  - *Verde Valley Multimodal Transportation Study*, 2009. ADOT Multi-Modal Planning Division, [www.azbikeped.org](http://www.azbikeped.org)
  - *ADOT Statewide Bicycle and Pedestrian Plan Update DRAFT*. Final Report Revision, January 2013.
  - *ADOT Bicycle Safety Action Plan* September 2012.
- **National Complete Streets Coalition**  
c/o Smart Growth America, 1707 L St NW, Suite 250 Washington, DC 20036  
[www.smartgrowthamerica.org/complete-streets](http://www.smartgrowthamerica.org/complete-streets)
- **Maricopa Association of Governments**; *MAG Complete Streets Guide 2011*.
- **Federal Highway Administration (FHWA)**
  - Roundabouts, <http://safety.fhwa.dot.gov/intersection/roundabouts>
  - Traffic Calming, [http://safety.fhwa.dot.gov/speedmgt/traffic\\_calm.cfm](http://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm)
  - United States Department of Transportation - Federal Highway Administration  
FHWA Office of Safety, 1200 New Jersey Avenue, SE, Washington DC 20590
- **Institute of Transportation Engineers**, Traffic Calming,  
<http://www.ite.org/traffic>

## 3. OPEN SPACE

- Prescott National Forest, [www.fs.usda.gov/prescott/](http://www.fs.usda.gov/prescott/)
- Coconino National Forest, [www.fs.usda.gov/coconino/](http://www.fs.usda.gov/coconino/)
- Arizona State Parks, Verde River Greenway State Natural Area  
<http://azstateparks.com/Parks/VERI/index.html>



#### 4. GROWTH AREA

- **Arizona State Land Department (ASLD)**  
1616 W Adams St Phoenix, AZ 85007  
<http://www.azland.gov/>

#### 5. ENVIRONMENTAL PLANNING

- **United States Green Building Council - LEED program**  
2101 L Street, NW  
Washington, D.C. 20037  
1-800-795-1747 M-F

#### 6. WATER RESOURCES

- *Water Resources Development Commission Final Report, Volumes I and II.* October 1, 2011.
- *Central Yavapai Highlands Water Resources Management Study, Phase I and II Reports,* Bureau of Reclamation, Yavapai County Technical Work Group, 2011.
- *Sustainable Water Management: Guidelines for Meeting the Needs of People and Nature in the Arid West,* Sonoran Institute. <http://sonoran.org/>
- *Regional Groundwater-Flow Model of the Redwall-Muav, Coconino, and Alluvial Basin Aquifer Systems of Northern and Central Arizona.* by D.R. Pool, Kyle W. Blasch, James B. Callegary, Stanley A. Leake, and Leslie F. Graser. United State Geological Survey (USGS) 2010.
- <http://pubs.usgs.gov/sir/2010/5180/>
- *2000 Watershed Restoration Action Strategy,* Verde Watershed Association. 2000.
- *Reconnaissance Watershed Analysis on the Upper and Middle Verde Watershed*
- Loyd O. Barnett and Richard H. Hawkins, School of Renewable Natural Resources
- University of Arizona, Tucson, Arizona; funded by Arizona Rural Watershed Initiative and administered by Arizona Department of Water Resources. June 2002.
- *Arizona Water Atlas Volume 5: Central Highlands Planning Area, Section 5.5 Verde River Basin.* Arizona Department of Water Resources. June 2007.
- *Hydrogeology of the Upper and Middle Verde River Watersheds, Central Arizona.*
- USGS report by Blasch et al, 2006.
- Arizona Water Science Center, Tucson AZ USGS <http://az.water.usgs.gov/>

## 7. COST OF DEVELOPMENT

- **Arizona Commerce Authority**  
333 N Central Ave #1900 Phoenix, AZ 85004  
800.542.5684, [www.azcommerce.com](http://www.azcommerce.com)
- **Water Infrastructure Finance Authority of Arizona / GADA**  
1110 West Washington, Suite 290, Phoenix, Arizona 85007  
(877) 298-0425
- **USDA Rural Development Arizona**  
230 North First Avenue, Suite 206; Phoenix, AZ 85003-1706  
800-292-8295 <http://www.rurdev.usda.gov/AZHome.html>

## 8. HOUSING

- **Arizona Department of Housing**  
1110 W. Washington Street, Suite 310 Phoenix, AZ 85007  
Phone: 602- 771-1000  
[www.housingaz.com/](http://www.housingaz.com/)

## 9. HISTORIC PRESERVATION

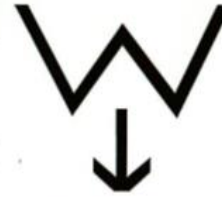
- **Arizona State Historic Preservation Office (SHPO)**  
Arizona State Parks  
1300 W. Washington Phoenix, Arizona 85007  
Telephone: 602-542-4174  
[www.azstateparks.com](http://www.azstateparks.com)  
<http://www.pr.state.az.us/SHPO/index.html>
- **National Park Service (NPS)**  
1849 C Street NW  
Washington, DC 20240  
Phone: (202) 208-3818  
  
NPS, Historic Preservation Services  
[nps\\_hps-info@nps.gov](mailto:nps_hps-info@nps.gov)  
  
NPS, Technical Preservation Service  
<http://www.nps.gov/tps/index.htm>  
National Register of Historic Places  
<http://www.nps.gov/history/nr/>
- **National Trust for Historic Preservation**  
1785 Massachusetts Ave NW  
Washington, DC  
(202) 588-6000  
[www.preservationnation.org](http://www.preservationnation.org)

## **VII. CORRESPONDENCE**

- Letter from Mr. Andy Groseta, January 23, 2013
- Letter from Doug and Carol Hulse, November 21, 2013
- Letter from Dr. Bob Richards, December 11, 2013

# **GROSETA RANCHES LLC**

P.O. Box 1619  
Cottonwood, Arizona 86326  
(928) 634-7872 (Ranch)  
(928) 634-4333 (Office)  
(928) 634-2113 (Fax)  
E-mail: wdartranch@qwestoffice.net



January 23, 2013

HAND DELIVERED

Charlie Scully, Planner  
Community Development Department  
City of Cottonwood  
111 N. Main Street  
Cottonwood, AZ 86326

RE: Cottonwood General Plan Update 2025

Dear Mr. Scully:

In reference to the City of Cottonwood's attempt to update its General Plan (General Plan Update 2025), I have the following comments that I wish to submit to the City of Cottonwood, to be included and considered in this update:

- 1) The City needs to be much more aggressive in recruiting and attracting new businesses, which would create new jobs to the local workforce.
- 2) The City should declare a moratorium for three (3) years on its building impact and utility hook-up fees. These fees could easily be added to the back end of any development once they are in place and generating new revenue streams to the City.
- 3) The City needs to develop programs and economic incentives to keep local businesses open in the City. So often new efforts are created to attract new businesses, but nothing is done to help ensure that existing businesses can continue to prosper in the City.
- 4) The City needs to develop incentive packages to attract major home builders and commercial/retail developers in the City. We need more rooftops/jobs to be attractive for additional commercial development. Cottonwood needs to go to the next level in commercial/retail development, i.e., Super Target, Macy's, Costco, Chilis, Arribas, Cracker Barrel, Golden Corral, Macayo's, Olive Garden, etc. Cottonwood loses substantial sales tax revenue because our citizens travel to Prescott, Prescott Valley, Flagstaff, and also Phoenix to shop and dine at those businesses that we do not have.



**W Dart Ranch**  
Cottonwood



Charlie Scully, Planner  
Community Development Department  
City of Cottonwood

January 23, 2013

The Cities of Prescott and Prescott Valley have offered multimillion-dollar incentives (infrastructure development) to attract commercial/retail development along the Highway 69 corridor. You can observe, they have been very successful in doing that. We need to be doing the same to compete with our sister municipalities.

- 5) Other areas and businesses in the City need to be promoted as much as the businesses in Old Town.
- 6) The City needs to build upon its medical facilities, advocating the premier healthcare that our local hospital provides to our citizens. This is an attractive characteristic that could lure potential new businesses and people to the Valley.
- 7) Job creation should be a top priority for the City of Cottonwood. More businesses coming to Cottonwood will result in a better quality of life for its citizens and provide more sales tax revenue to the City.
- 8) The City needs to strongly support the completion of the widening of Highway 260 to four (4) lanes between Thousand Trails Road and Wilshire Blvd. in Camp Verde. Having a four-lane highway from I-17 to Cottonwood will help promote economic prosperity in the Cottonwood area.

If you have any questions, please contact me and please keep us posted regarding this process.

Sincerely,



Andy Groseta

AG:cr

cc: Mary Beth Groseta  
Diane Joens, Mayor  
George Gehlert, Director, Community Development  
Doug Bartosh, City Manager





## Doug & Carol Hulse

1047 S. Tonapah Dr.  
Cottonwood, AZ 86326-6313

Phone/Fax/Voice-mail 928-649-0278

Email: dhulse1997@gmail.com

Amateur Radio (Extra Class Lic.) K7AAC

Charlie Scully, Planner  
Community Development Department  
City of Cottonwood  
111 N. Main Street  
Cottonwood, Arizona 83326

RE: Cottonwood General Plan Update 2025

Dear Mr. Scully,

In reference to the City of Cottonwood's update of its General Plan (General Plan Update 2025), and as chairman of the Cottonwood Parks and Recreation Commission I have the following comments in regard to Chapter 5 of the Cottonwood General Plan 2025.

1. The Commission is dedicated to the expansion of the current trail systems in the Verde Valley. One of our current goals is to develop and build a trail system that will provide access to all major consumer locations within the city, and the Verde Valley. This trail system will provide all users an opportunity to travel anywhere in the Valley and have access to all of the points of interest without the necessity of driving to them.
2. The trail system would provide access for equestrian, bicyclist, hikers, handicapped, skaters, and pedestrian use.
3. The Commission is interested in working hand in hand with Planning and Zoning to accomplish this goal.
4. As Verde Santa Fe North develops its greenbelt, as indicated in its PLD, that a certain amount of acreage is deeded to the City for future development of a second recreation center that will be needed as anticipated growth occurs. This location would allow a recreation center to be built in a crossroads area that will provide a convenient location for users in the Verde Valley and is in keeping with the City's goal as the commercial hub of the Verde Valley.
5. The Commission fully supports all of the recommendations included in Chapter 5 of the Cottonwood General Plan 2025.

If you have any questions, please contact me or the Parks and Recreation Commission at our monthly meeting, which is held on the fourth Tuesday of each month at the Cottonwood Recreation Center.

Sincerely,

  
Doug Hulse



*R. D. Richards, M.D.*

*1495 E. Crestview Dr.  
Cottonwood, AZ 86326  
928 639-2611*

.....

*Charlie Scully  
Development Services  
City of Cottonwood  
Cottonwood, Arizona*

*Dear Mr. Scully,*

*GENERAL PLAN:*

*5. OPEN SPACES AND PARKS*

*As a member of the Parks and Recreational Commission I have reviewed the above section of the General Plan and have outlined recommendations I would like to see incorporated in this section of the plan.*

*1. More attention needs to be given to neighborhood parks similar to the park in Cottonwood Ranch. Pocket parks are part of PAD and other developments but they seem to be used only to fulfill the requirement of open space rather than recreational facilities for the development. Regional neighborhood parks with play equipment, walking paths, grassy areas, etc. allow for the neighbors and public to utilize the facility by different parties at the same time.*

*The City of Cottonwood owns very little undeveloped public space. The largest area is probably the Waste Water sprinkling area between Black Hills Drive, Old Jerome highway, and Mingus avenue alongside the north side of the airport. A funding mechanism is recommended to be established through a recreation tax, diversion of income from other revenue sources that now leave the city's treasury to be used to support the purchase of neighborhood parks. As an example, the proposed Skyline Development would have been and is an excellent location of a neighborhood park.*

*RECOMMENDATION: Large regional neighborhood parks outside of PADs with defined funding by the city.*

2. *The City of Cottonwood needs to assign a member of the city staff to be totally focused on developing non-motorized trails within the city limits of Cottonwood along washes and other locations, developing trails in neighboring national forests and along the Verde River Greenway, and developing neighborhood parks. Such an individual would seek funding via grants and other sources, recommend taxing mechanisms for funding, and work with private landowners, national forest agencies, and others to secure funding, right of ways, and easements. In new development on a large scale such as Verde Santa Fe North (Bella Montana) the individual would work closely to make sure multiuse paved pathways are incorporated into the plan as well as pathways to access contingent forest service areas.*

*The Open Space and Trails section of Section 5 of the proposed General Plan is too broad in scope, financial needs, and necessity of incorporation of other entities to delegate this division of Section 5 to a multiplicity of staff members.*

*RECOMMENDATION: Hire a new staff person or assign a present staff person to devote his time to trail projects as outlined in Section 5.*

3. *I believe that any development of the State Trust Land north of Cottonwood needs to have low density high end housing, large amount of open space for wildlife and recreation. High density means increase land use, traffic, and air pollution. The present municipal boundary of Cottonwood is the core of the city of Cottonwood. Intense density in the State Trust Land will decrease of the air quality in "core Cottonwood" and make it a less desirable place to live. Great attention needs to be paid to the development of this area to maintain to quality of life in the core of Cottonwood.*

*RECOMMENDATION: Develop State Trust Land Property as Low Density housing and commercial areas.*

4. *I do not believe the General Plan needs to incorporate in this section of the plan or elsewhere the need for an additional recreational center to serve future Bella Montana residents. Verde Santa Fe as well as Cottonwood Ranch have their own recreational facilities including exercise room and swimming facilities. It should be the responsibility of new development to determine the needs of the community they will be serving as to what recreational facilities they would build.*

*RECOMMENDATION: PADs and other development projects should not rely on the citizens of Cottonwood to pay for recreational facilities.*

*Sincerely,*

*Bob Richards*  
Bob Richards, Parks and Recreation Commissioner